

# Municipality of Anchorage



P.O Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

*David Bronson, Mayor*

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**

*Briana Sullivan & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

**December 7, 2023  
GBOS Special Meeting  
RE: Budgets, Bridge Funding, STR Ordinance  
Minutes Final  
12 p.m. Hybrid meeting via Teams**

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings. The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order by Briana Sullivan, GBOS Co-Chair

Roll Call: Jennifer Wingard (JW); Briana Sullivan (BS); Mike Edgington (ME); Amanda Sassi (AS); Guy Wade (GW)

#### Disclosures:

Jennifer Wingard discloses re: Anchorage active STR and Girdwood inactive STR. After some discussion, GBOS divides the Anchorage and Girdwood discussion resulting in dividing topic #3 into two topics. Chair rules that Jennifer will not participate in the Anchorage-based topic (3) but will in the Girdwood-based topic (4). Subsequent motion to allow JW to participate in both discussions and vote is made and seconded but failed by a vote of – to 3. Original ruling is supported by GBOS via roll call vote 3 to 1.

Amanda Sassi discloses that she works for the USFS in grants and funding and requests to be recused from topic 1. Chair rules that this is appropriate, no dissent from other members.

#### **Agenda Revisions and Approval**

GBOS 12.7.23 Special Meeting Agenda Approved

Amended to divide topic 3 into 3 and 4                      ME/GW                      Assent

#### Announcements:

- GBOS Seats A and B terms end in 2024 and will be on the April GVSA ballot. Filing at the Municipal Clerks Office is between Jan 12 and Jan 26, 2024. For information: [Elections Candidate Information \(muni.org\)](http://www.muni.org/elections)
- Foraker Group Board Training is TUE Feb 27 at 5PM in the Girdwood Community Room. All are welcome.

#### **Agenda:**

1. Glacier Creek Suspension Bridge project funding: Review project and confirmed and potential funding sources. 35% design includes an estimated cost for construction of \$3.1M. This includes contingency fund of 15% and some other fees that may be lower than currently included in the estimate (USFS in-house handling of inspection, product testing and project management, among others. There are many unknowns, so GVSA must secure this amount of funding to move forward with going out to bid. More solid estimate is anticipated through bid process. If the bid comes back with a cost beyond what is achievable, Service Area can cancel the bid and regroup.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Funds secured so far are: \$1.2M from the State, \$550,000 from MOA Cares Act Funds. Potential sources of funding are: USFS and Girdwood Valley Service Area Funds from Rasmuson of about \$225-300,000 is likely but is the last piece to secure. Service Area Manager proposes that GBOS provide \$500,000, which he will approach the USFS with goal of receiving matching funding.

GBOS discusses that the service area has spent some funds on the feasibility study and has not spent funds that would have been required to add safety improvements and maintenance for the hand tram, which was approx. \$10,000 per year. Group discusses how contingency funds will be returned if not used. At worst, any unspent funds would be shared 50/50 with USFS.

Motion:

GBOS move to encumber \$500,000 for the Winner Creek Trail Glacier Creek Suspension Bridge from the 406 Parks and Rec account.

Motion by ME/2<sup>nd</sup> JW

Motion carries 4-0 in roll call vote, with AS recused from vote.

GBOS requests that updates are brought back to GBOS when the bids are in and incrementally to discuss status of project costs from budget.

## 2. Review status of Ruane Culvert Replacement

Consider increasing GVSA Roads Budget re: Western Construction NTE amount and large projects: Several large projects could be handled by Western Construction as a Term Contractor, however the NTE for the 2024 budget limits total at \$700,000 for the year. Staff requests that this is increased to \$1M for 2024.

Motion:

GBOS moves to increase the Roads budget to NTE \$1 million in 2024.

Motion by JW/2<sup>nd</sup> ME

Motion carries 5-0 in roll call vote

Address 20% funding match required from Service Area for Ruane Culvert Replacement.

Culvert replacement is currently expected to cost \$2M; \$1.6M is with the EPA, Service Area must apply for these funds, application with EPA must demonstrate 20% match. Some of the match may be made up by AWWU as the bridge span also has AWWU infrastructure attached, which is the responsibility of AWWU.

Build is currently anticipated for 2025, match will be included in 2025 GVSA budget discussions. By that time, AWWU contribution should be known.

## 3. Consider GBOS action on Assembly proposed ordinance for permitting of Short Term Rentals within the MOA

It has been previously discussed that the Ordinance proposed does not meet the needs of Girdwood in addressing the STR and housing issues here. It is unclear if/how Girdwood can be excluded from this permitting ordinance.

Assembly is unlikely to take action on this item before Jan 23, 2024 meeting. Before then it is likely that an S amendment is released. Although no specifics are known at this time it appears likely that the amendment may remove some of the requirements currently included in the draft ordinance. Ordinance language does state that fee collection in excess of what is needed to manage it will be used in the development of workforce housing. GBOS considers that requesting funds received from Girdwood should be designated to Girdwood to assist with local workforce housing.

Mike Edgington agrees to work on a draft resolution for GBOS to consider at their December regular meeting.

## 4. Consider GBOS action on Assembly proposed ordinance for permitting of Short Term Rentals within the GVSA

An Assembly member will need to promote Girdwood concerns on this. Girdwood has discussed this on many occasions in the past, and has a list of goals to be achieved through STR regulation:

- Method to deal with impact on the neighbors (noise, people, parking)
- Incentivize long term rental
- Mechanism to provide funds to be used to relieve workforce housing crisis in Girdwood
- It is specifically noted that the goal is NOT to make hurdles for residents using property for Short Term Rental

Other suggestions should be emailed to Margaret so that they can be presented during the topic discussion at the regular meeting in December.

Mike Edgington agrees to work on a draft resolution for GBOS to consider at their December regular meeting. Briana Sullivan offers to help.

**Public Comment:** None

Adjourn 1:42PM ME/GW